
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	912 G Street SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 16, 2021	<input type="checkbox"/> New Construction
Case Number:	22-085	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jennisey Basart with plans prepared by Joel Heisey, seeks concept review for a rooftop addition to a garage on a property located in the Capitol Hill Historic District.

Property Description

The existing garage is one story, in a row of one-story garages. Largely unornamented, there are brick returns on either side of the large garage door opening and a flat metal cornice.



912 G Street SE garage in the center

Proposal

There are no changes proposed at the front elevation. The applicant proposes to raise the parapet to create a false front that would approximate the appearance of a two-story garage, clad in Hardie siding with three window-sized openings on the alley-facing elevation. The side elevations will be visible as both adjacent garages are one story. Those elevations would be solid Hardie siding part of the way up and then open lattice fencing the rest of the way to the cornice. The rear will have a simple railing and stair for access from the yard.

Evaluation

There are numerous one-story garages with roof decks in the Capitol Hill historic district. This is usually accomplished with a simple metal or wood railing. This parapet extension makes the deck much more visually obtrusive and does not do a successful job of emulating a two-story garage.

Zoning requirements may necessitate a 1:1 setback for railings. But, considering the number of garages in the historic district that have roof decks with no setback, there could be a strong argument made to get zoning relief.

Recommendation

The HPO recommends the Board find the project to be incompatible with the Capitol Hill historic district, recommend that the applicant revise to explore the use of a simple railing instead, and delegate final approval for a revised design to staff.

Staff contact: Moira Nadal